

# \$389,900 - 7822 Mission Heights Drive, Grande Prairie

MLS® #A2225736

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,214 sqft  
Residential on 0.12 Acres

Mission Heights., Grande Prairie, Alberta

Mission Heights Beauty | 4 Beds + 3 Baths |  
2,328 Sq Ft Total | Backs onto 2 Green  
Spaces | Immediate Possession!

Here is your chance to own a fully developed 4-level split home in the heart of Mission Heights, one of Grande Prairie's most family-friendly and sought-after neighbourhoods. Offering a generous 2,328 sq ft of total developed living space, this home delivers exceptional functionality, updated infrastructure, and a rare lot location – backing onto not one but TWO green spaces. Whether you're upsizing, relocating, or looking for a long-term family investment, this one has it all.

## Incredible Location:

Located in a quiet and established cul-de-sac, this home is surrounded by mature trees and greenspace, creating privacy and a peaceful setting for day-to-day life. It's walking distance to two schools: École St. Kateri Catholic School and Derek Taylor School – making school runs stress-free and ideal for families with young children. You'll also be just minutes from the Eastlink Centre, Muskoseepi Park, grocery stores, restaurants, the hospital, and all major city amenities – convenience at your doorstep.

## Interior Features:

4 large bedrooms and 3 full bathrooms, perfect



for growing families or multi-generational living

The lower-level recreation room is spacious, bright, and could easily be converted into a fifth bedroom, home office, or gym

1,214 sq ft above grade plus two fully developed lower levels, offering versatile living space throughout

Functional kitchen with great layout, storage, and flow into the dining and living room areas

All appliances and window coverings included, offering a true turnkey opportunity

All Poly-B plumbing has been professionally removed and upgraded to PEX, giving buyers confidence in the home's mechanical systems

Generous storage, utility, and laundry areas throughout

Exterior & Lot:

Backing directly onto two wide greenbelt corridors with no rear neighbours – enjoy serene nature views and added privacy

Low-maintenance backyard designed for relaxation, including a large private deck perfect for morning coffee or evening barbecues

Fully landscaped front and rear yards

Double attached garage with space for vehicles, storage, or a workshop

Additional Highlights:

This home has been loved and well maintained by its current owner

Move-in ready with immediate possession available – no waiting or delays

Ideal location for families with children, pet owners, or anyone who values green space and walkability

This is a rare opportunity to secure a home that offers space, location, and peace of mind. Very few homes in this area back onto dual green spaces, especially with over 2,300 sq ft of developed living area and this kind of layout. Book a showing with Realtor today

Built in 1989

### Essential Information

MLS® #	A2225736
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,214
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	7822 Mission Heights Drive
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W1Y2

### Amenities

Parking Spaces	4
----------------	---

Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), French Door
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	10
Zoning	R1

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.